

CARMEL HISTORIC PRESERVATION COMMISSION
FEBRUARY 13, 2020, 6:00 P.M.
CAUCUS ROOM, CARMEL CITY HALL

Minutes

In attendance:

Members Present: Nick Davis, Bill Sanders, Fred Swift, Rosemary Dunkle, Curtis Butcher

Members Not Present: Sue Maki

HPC Administrator: Mark Dollase; Joshua Biggs

Guests: Keith Lash; Ty Rinehart; Kevin Troy; Heather Troy; Jason Lueking; Dave Gagliano

1. Call to Order

Nick called the meeting to order at 6:01 pm

2. Roll Call (Nick Davis, Fred Swift, Curtis Butcher, Bill Sanders, Rosemary Dunkle)

Fred Swift left the meeting at 7:10pm.

3. Approval of Minutes (1/28/2020)

Fred moved to approve the January minutes and Curtis seconded. Motion approved 4-0.
Rosemary abstained due to her absence at the last meeting.

4. Hearing of Visitors

a. Troy House – 4026 W. 141st St.

Mark said that items B and C were applications for demolition permits and mentioned the 60 day demolition delay, the wait period due to houses on the survey. Mark said we had a site visit to look at the Troy House property. The development as proposed would create 39 lots for single-family residential homes. Mark passed around general and historical information about the house that staff compiled. He stated that it was built around 1840 and provided more in-depth historical information. He further mentioned that it was a good example of an I-House, which was popular at the time; indicative of Greek Revival architectural style, and has some historic features remaining. Mark suggested that a solution be found that allows the house to stay in-place and not be demolished.

Mark also explained the demolition delay ordinance and what it allows – moving the structure or placing interim protection over a threatened property; through process, moving toward designation of structure of historic building.

Developers Ty Reinhardt and Keith Lash introduced themselves as well as Kevin & Heather Troy, as well as Jason Lueking attorney for the Troy family.

Ty discussed that he had conversations with Carmel to amend the plat to allow the house to stay. He estimated that it would cost \$200,000 to rehabilitate the house. Keith questioned the house's structural condition and the financials. He quipped that it would probably not be a desire from Lennar to end up owning the house and then discussed Lennar's plans.

Fred said there are people out there who would be willing to buy a historic house. Bill asked some questions about the house and discussed options that were beneficial for both parties.

Mark said that when he and Ty discussed, "is there a role for the commission" – Mark said the commission could approve a grant for rehabilitation of a structure, but he mentioned that we don't know tonight what the scope of work is. Mark also stated that Indiana Landmarks could be a solution (purchase and resell to a party that will restore the property), and said we could promote it to find a potential buyer.

Mark suggested we figure out a timeline; the property is under contract and Lennar is required to close in a month. The commission, Lennar and staff discussed some potential scenarios.

Nick asked what next steps are. Mark said its not likely and realistic to move the structure, and said the council needs to make a decision on whether to vote to move the house or interim protection

Nick asked if the demolition permit could be rescinded. Ty asked about interim protection and historic designation and Mark explained it. Mark proposed that we meet with the developers and Nick in the next week to discuss.

Mark asked if Nick would move to table the request. Bill motioned and Fred seconded. Motion passed 5-0.

b. 402 Emerson Rd.

Property owner Dave Gagliano spoke to discuss a property he purchased at 402 Emerson Road. He discussed that he plans to demolish the current house and build a new one-story house on-site. Dave stated that he had support from neighbors about the project. He also stated that the house is not officially part of Johnson Addition, but it was mentioned that the house is on the survey as part of the Johnson Addition boundaries.

The demolition delay was discussed, and the ability to forego the 60-day delay. It was mentioned that it would be Mike Hollibaugh's decision from the Department of Community Services to forego the delay.

Mark said staff did not recommend moving the structure and staff did not encourage placing interim protection on the single structure. Staff recommendation is to allow applicant to proceed with demolition.

Rosemary motioned and Fred seconded. Motion passed 5-0.

5. Certificates of Appropriateness

None

6. Financial Report

Josh reviewed the budget. There were some questions relating to how to use the funds remaining after the \$48,950 for the survey update, and how much would be left. There were also questions about the non-reverting fund, to which Mark stated that either he or Josh would email Lisa Motz for clarification.

7. Old Business

a. Survey update

Josh mentioned he had been working with Kyle Boot from RQAW and Jon Oberlander and the City of Carmel on survey contract revisions and hope to start work in March. Jon Oberlander had made some minor tweaks, and Kyle Boot had requested some changes as well. Review is currently in process.

8. New Business

a. Spring 2020 façade grant round

Mark asked the commission if they wanted to hold another round of facade grants and how much money they would want to distribute. He then described the process of the facade grant. Bill asked if the facade grant is for both residential and non-residential structures, to which the answer is yes. Nick had some questions regarding the budget and what expenses would be for 2020. Mark suggested that we approve facade grant contingent on verifying that the commission have enough money in the 2020 budget

Bill motioned that the spring 2020 façade grant round be approved, contingent on verification of adequate funding. Rosemary seconded. Motion passes 5-0.

b. Approval of 2020 CAP contract

Mark discussed the \$7,500 fee that Indiana Landmarks charges to providing staffing to the Carmel Historic Preservation Commission and petitioned the commission for approval. Bill motioned to approve the 2020 CAP contract, and Curtis seconded. Motion passed 5-0.

9. Other Business

a. Mark discussed that the Preserving Historic Places Conference in South Bend is open for registration.

b. Preservation Month Activity

Staff discussed Preservation Month activities and asked the commission for ideas. Ideas were discussed such as an Instagram account for showcasing historic buildings in Carmel, as well as partnering with the Carmel Clay Historical Society for a walking tour and/or symposium to discuss historic architectural styles in Carmel.

In other business, the door replacement for the Monon Depot was discussed, Nick stated that the commission would like to approve the door design before the Carmel Clay Historical Society starts work. Rosemary asked if façade grant candidates would be able to be approved for work retroactively.

There was also discussion on the need to approve payment of RuskinArc for survey maintenance; it was suggested that perhaps RuskinArc bills the City of Carmel directly for those services.

10. Announcements

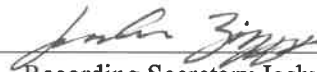
None

11. Adjournment

Nick adjourned the meeting at 7:46pm



Nick Davis, Carmel Historic Preservation
Commission Chairperson



Recording Secretary Joshua Biggs